

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
January 16, 1974

A regular meeting of the City Council of Lodi was held beginning at 8:00 p. m., on Wednesday, January 16, 1974, in the City Hall Council Chambers.

## ROLL CALL

Present: Councilmen - EHRHARDT, KATNICH,  
SCHAFFER, PINKERTON,  
and HUGHES (Mayor)

Absent: Councilmen - None

Also present: City Manager Henry Glaves, Assistant City Manager Jerry Glenn, City Attorney Robert Mullen, Planning Director James Schroeder, and Public Works Director Shelley Jones.

## INVOCATION

The invocation was given by Councilman Ehrhardt.

## PLEDGE

Mayor Hughes led the Pledge of Allegiance to the flag.

## MINUTES

On motion of Councilman Pinkerton, Katnich second, the minutes of January 2, 1974, were approved as written and mailed.

CITIZENS  
ADVISORY  
COMMITTEE

Mr. Robert W. Schulenburg, who had recently submitted his resignation from the Citizens Advisory Committee of the Advisory Planning Association to which the Council had appointed him on June 22, 1972, was in the audience and was asked to come forward. The Council publicly thanked Mr. Schulenburg for his dedicated service to the community in this capacity.

## PUBLIC HEARINGS

PROPOSED STREET  
WORK ON  
LODI AVENUE AND  
S. HUTCHINS

Notice thereof having been published and posted in accordance with law and affidavits of publication being on file in the office of the City Clerk, Mayor Hughes called for hearing on the request of the Lodi Avenue Merchants Association pertaining to the established and proposed street work on Lodi Avenue and South Hutchins Street. The following persons were present and spoke on the matter:

Mr. Larry Schalo, 730 W. Lodi Ave., Lodi, stated that he feels the center turn lane is wasted space, which causes confusion; and feels that traffic flow on Lodi Ave. has not increased as was predicted.

Mr. James McCarty, 811 Dianna Drive, Lodi, feels that without the Council's help, some Lodi Ave. merchants won't stay in business. Mr. McCarty presented various exhibits pertaining

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to traffic flow, reported accidents, traffic volume 1953-1973, etc. Mr. McCarty feels that there can be compatibility between small retail business, the motoring public, and streets with a traffic volume considerably higher than Lodi Ave., and requested the Council direct the City Manager to implement the following:

1. Widen Lodi Ave. from California Street to Ham Lane to a width which will adequately serve the motoring public and preserve the business and residential development on this avenue.
2. Retain all on-street parking on Lodi Ave., including the on-street parking between California and Pleasant Streets.
3. Use striping exclusively to indicate instructions to the motorists.
4. Eliminate left-turn lanes and pockets, but employ left turn signals where necessary.
5. Remove all concrete medians from the intersection of Lodi Ave. and Hutchins Street.

Mr. Mike Whiting, 500 W. Lodi Ave., Lodi, presented a slide presentation showing some of the problems that have been encountered with the left-hand turning lanes and the divider strip.

Mr. Riney Bender, 305 W. Lodi Ave., Lodi, concurred with the project implementations as outlined by previous speakers, and suggested that the entire project be completed at one time rather than dividing the work into two separate projects.

Mr. Leroy Carney, 233 S. Fairmont, Lodi, pled for the preservation of the greatest amount of existing lawns, trees, and walks now proposed to be eliminated by this project, and states, if the project progresses as proposed, it will make his home almost untenable and impossible to sell.

Mr. Jack Chappell, 231 S. Avena, Lodi, requested consideration be given to lanes of less than 12' widths, which would enable him to save two wells, dressing rooms, and the kitchenette at his swimming club.

Mr. Frank Wolfe, Executive Manager of the Lodi District Chamber of Commerce read a letter from the Lodi District Chamber of Commerce and signed by C. Robert Breckenridge, D.D.S., President, stating that the Board unanimously adopted a resolution including the following recommendations:

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1. The Lodi District Chamber of Commerce supports the widening of Lodi Avenue.
2. The Lodi District Chamber of Commerce recommends that the City adopt a spirit of moderation and compromise in this project.
3. The Lodi District Chamber of Commerce recommends the use of striping and or reflectors instead of any further center curbs.
4. The Lodi District Chamber of Commerce recommends that the City plan for four lanes of traffic on Lodi Avenue without a center lane for turning except where deemed absolutely necessary for safe movement of vehicles.
5. The Lodi District Chamber of Commerce recommends the continued use of on-street parking with the possible exception of short turning lanes at vital intersections where the elimination of parking would be necessary.
6. The Lodi District Chamber of Commerce recommends the elimination of existing concrete barriers or portions thereof where feasible.
7. The Lodi District Chamber of Commerce recommends that consideration be given to pedestrian safety on the sidewalks.

Mr. Jim Culbertson, 641 N. Pacific Ave., Lodi, expressed the hope that the Council would consider very carefully some alternates before the Council adopts the "ideal" plan as presented by the Public Works Dept.

Mr. Robert Hunnell, 115 N. Orange Street, Lodi, stated that his business records indicate a drop in business from the very first day the project commenced and stressed that the businessmen on Lodi Ave. are at the mercy of the Council.

Dr. C. Robert Breckenridge, 201 S. Avena, Lodi, stressed that our nation is one built on compromise and asked that the Council give serious consideration to the various suggestions which had been offered.

Mr. Howard Blewett, 902-904 W. Lodi Ave., Lodi, concurred with the recommendation of the Lodi District Chamber of Commerce.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

The Council stressed that no decision would be reached until the points raised could be evaluated and promised a decision would be forthcoming only after an indepth review of the project had been completed.

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RECESS

The Mayor declared a five-minute recess and the Council reconvened at 10:10 P.M.

# PLANNING COMMISSION

The City Manager gave the following report of the Planning Commission meeting of January 14, 1974.

REZONE PARCEL  
LOCATED AT THE  
SOUTHWEST  
CORNER OF  
S. HAM LANE &  
W. LODI AVE.

Recommended the approval of the request of Mr. Morgan D. Howell, A.I.A., on behalf of the San Francisco-Hawaii Development Company and Mr. Stewart C. Adams, Attorney at Law on behalf of the Estate of Ada L. Hutchins for a change in zoning of an approximately 47-acre parcel located at the southwest corner of South Ham Lane and West Lodi Avenue from the R-1, Single-Family Residential District to P-D(11), Planned Development District No. 11 with the following conditions:

- a. That the density of 12.3 units per gross residential acre as proposed by the developer be approved with the following breakdown: 440 apartment units; 12 units in fourplexes; 32 units in duplexes and 32 single family units;
- b. That a 5-acre commercial-professional site at the southeast corner of South Ham Lane and West Tokay Street be approved with the condition that it conform to the zoning requirements of the C-P, Commercial-Professional District;
- c. That all apartment development conform to the site, setback and coverage limitations of the R-GA, Garden Apartment Residential District;
- d. That the development of the lots designated for duplexes and fourplexes conform to the site, setback and coverage limitations of the R-LD, Low Density Multiple-Family Residential District;
- e. That parking for all units, except single-family residential be at the ratio of 1-1/2 spaces per unit with one space per unit covered;
- f. That landscaping and automated sprinkler systems be provided for all areas except sites for single-family dwellings to the approval of the Public Works Director;
- g. That on-site lighting be to the approval of the Public Works Director and the Police Chief;
- h. That all on-site driveways and parking facilities be in conformance to the standards adopted by the Planning Commission;
- i. That the timing for the over-all development be jointly approved by the City Public Works Director, the developer's consulting engineer and the State Water Quality Control Board;

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This condition was recommended to insure that the White Slough Water Quality Control Plant would not be overburdened before completion of its next phase of development in the 1975-77 time frame.

- j. That the final site plan be subject to the approval of the Site Plan and Architectural Control Committee and the City's Fire and Police Chief;
- k. That the single-family portion of the development be included as part of the first phase of development.

On motion of Councilman Ehrhardt, Schaffer second, the matter was set for public hearing on February 6, 1974.

#### ACTIONS OF INTEREST

The Planning Commission also took the following actions of interest to the City Council:

1. Certified the Final Environmental Impact Report for the Vintage Greens Subdivision and Planned Development District No. 11 (P-D(11)) which cover an approximately 47-acre parcel at the southwest corner of South Ham Lane and West Lodi Avenue and determined that the project will have no significant environmental impact.
2. Approved the Tentative Map for the Vintage Greens Subdivision, an approximately 47-acre subdivision comprised of 440 apartment units; 12 fourplex units; 32 duplex units; 36 single-family units and a 5-acre commercial-professional site, said subdivision located at the southwest corner of West Lodi Avenue and South Ham Lane with the following conditions:
  - a. That the alignment for Tokay Street follow the Adopted Specific Plan for that street and that the width of the street be increased from 55 feet to 64 feet between South Ham Lane and the first street easterly of Virginia Avenue;
  - b. That the first street easterly of Virginia Avenue have a right-of-way of 55 feet;
  - c. That all street names within the development be to the approval of the Planning Director;
  - d. That public utility easements be provided as required by the City of Lodi and the various utility companies;
  - e. That the Master Drainage Fee for this development shall be \$1750 per gross acre;
  - f. That all final development plans conform to all requirements of the City of Lodi.

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3. Approved the request of R. W. Siegfried and Associates, Consulting Engineers, to extend the expiration date of the Tentative Subdivision Map of the Vineyard Subdivision at the north-east corner of South Hutchins Street and Harney Lane from January 31, 1974, to January 31, 1975, as provided in the City's Subdivision Ordinance with the requirement that the Master Drainage Fee for this development shall be \$1750 per gross acre.
4. Instructed the Planning Director to offer the following comments on the Preliminary Environmental Impact Report on the Woodbridge Golf and Country Club's request to rezone 88.7 acres from the GA-1, General Agricultural District-One Acre Minimum to the RA-20, Residential District:
  - a. That based on long-standing City policy, the Planning Commission had always opposed any action which would permit or promote urban development on the north side of the Mokelumne River, and
  - b. That since the basin plan for sanitary sewage disposal as promulgated by the State and Regional Water Quality Control Boards might require the City to someday accept the processing responsibility for the sewage emanating from development north of the Mokelumne River, the City should have some control of the future development of the area.
5. Set a Special Meeting for Monday, January 21, 1974, to consider recommendations to the City Council to accomplish the requirements of the State of California that the City's General Plan and Zoning Ordinance be in conformity.

#### COMMUNICATIONS

##### SUPPLEMENTAL WATER

A copy of a letter directed to the Stockton East Water District by the Calaveras County Water District was received stating that the Calaveras County Water District believes the Stockton East Water District is unduly alarmed regarding the pressing need for supplemental water. All of the water referred to by the Stockton East Water District, in a previous letter, is now, and for several years, has been appropriated. A substantial part of the water is under valid and subsisting permits from the California State Water Resources Control Board, to this District. Calaveras County Water District is using these permits as the basis for the construction of the Calaveras County Development programs.

The Calaveras County Water District is anxious and willing to discuss water use under its existing permits with any and all interested parties.

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LODI AVENUE  
WIDENING  
PROJECT

A letter was received from Lucile R. Olson, 736 S. Crescent Street, Lodi, expressing her disapproval of the installation of concrete divider strips at Lodi Avenue and Hutchins.

A letter was received from Mr. and Mrs. J. G. Merkel, 220 S. Sunset Drive, Lodi, suggesting that Lodi Avenue be made a one-way street. Mr. and Mrs. Merkel asked why, with the widening of Lodi Avenue and taking some resident's front yards completely away, is an apartment building being allowed to be constructed right up to the street.

BUS SERVICE

A letter was received from Mieda H. Gorton and Mayme Jenkins, 412-1/2 Eden Street, Lodi, requesting that the Council give serious consideration to providing bus service to the citizens of Lodi, and went on to say that with the current fuel service, it is difficult to impose on others for transportation.

ABC LICENSE

An application for Alcoholic Beverage License was received from Linda L. and Richard J. Sanchez of "The Happening," 212 W. Kettleman Lane, Lodi. This is a new license - On Sale Beer and Wine - Public Premises.

AB 594  
SOFT DRINK  
CONTAINERS

A letter was received from Assemblyman Julian C. Dixon, 63rd District stating that he and several of his colleagues have introduced legislation (AB 594) requiring a minimum refund on all beer and soft drink containers sold in California after 1/1/75. The bill would also ban any metal beverage containers so designed that part of the container is detachable without the aid of a can opener. Assemblyman Dixon is seeking the Council's support on this bill.

AB 882  
LAFCO  
REPRESENTATION

A letter was received from Clifford C. Wisdom, Chairman of San Joaquin County Local Agency Formation Commission to which he had enclosed a copy of AB 882 (Knox) - Mandating Special District Representation on LAFCO. Mr. Wisdom advised that the Commission voted unanimously to oppose AB 882, because it would arbitrarily subject all areas of the State to its provisions, regardless of whether the results would be beneficial or detrimental for different localities.

Mr. Wisdom asked that the Council consider the bill and inform the San Joaquin County Local Agency Formation Commission Executive Officer of the Council's position on this bill.

On motion of Councilman Ehrhardt, Schaffer second, the Council voted unanimously to oppose AB 882 and directed the City Clerk to inform the San Joaquin County Local Agency Formation Commission Executive Officer of the Council's action.

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I-5 PERIPHERAL  
CANAL

Mayor Hughes announced that the third and final meeting of the I-5 Peripheral Canal tie-in is going to be held on January 17, 1974, at 7:30 P.M. at the Delta College Campus Library. Both sides of the issue will be presented. Assemblyman Doug Carter will be the moderator.

JUNIOR  
ACHIEVEMENT  
WEEK  
JANUARY 28 -  
FEB. 3, 1974

Mayor Hughes reported that the last 4 days of this month have been designated as National Junior Achievement Week, and because we have an active Junior Achievement group in our community, feels it would be proper to recognize them with a Proclamation proclaiming January 28 through February 3, 1974, as "Junior Achievement Week."

BUS SERVICE

Councilman Ehrhardt reported that he had called on Lillian Gosney, 509 Tamarack, Lodi, discussing with her the need for some type of bus service in the community.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$1,037,061.43 were approved on motion of Councilman Schaffer, Katnich second.

AUTHORIZE  
PURCHASE OF  
CARS FROM  
STATE

The City Manager reported that bids had been received for six police patrol vehicles as follows:

Geweke Ford	Less Trade	\$21,168.20
	Lease Proposal	\$228.53 per mo.

RES. NO. 3863

Courtesy Lincoln - Mercury		
	Less Trade	\$24,745.00
	Lease Proposal	\$235.84 per mo.

The City Manager reported that the dash area of the Ford Custom 500 on which Geweke Ford's bid was presented is so constructed that the police emergency and radio equipment could not be properly installed.

On the lease proposal, for each mile over 45,000 during the 18 months per car, there would be an additional eight cents per mile cost with the Geweke offer; Courtesy Lincoln Motors had no penalty through 68,000 miles to the car. We would have to carry added insurance costing approximately \$3,000 and pay all maintenance and operation.

The City Manager reported that California Highway Patrol Class A, Special Service vehicles could be purchased from the Department of General Services of the State of California at a cost that would exceed the Geweke offer by \$29.27 per unit.

Councilman Ehrhardt moved the bids received for the six police patrol vehicles be rejected and that the Council adopt Resolution No. 3863 authorizing the purchase of six California Highway Patrol Class A,



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Special Service vehicles from the Dept. of General Services of the State of California. The motion was seconded by Councilman Schaifer and carried by unanimous vote.

SPECS  
ONE POLICE  
VEHICLE

The City Manager presented specifications for a standard sedan for the Police Dept.

On motion of Councilman Ehrhardt, Schaffer second, the Council approved specifications for a standard sedan and authorized advertising for bids thereon.

1/2 TON PICKUP  
FOR RECREATION  
DEPT.

The City Manager reported that only one bid had been received for the 1/2 ton pickup for the Recreation and Parks Dept. as follows:

Courtesy Lincoln Mercury \$3801

The City Manager recommended rejecting the bid and readvertising for bids thereon.

On motion of Councilman Katnich, Ehrhardt second, the Council rejected the bid and authorized the re-advertising for bids thereon.

PARK STREET  
STREET  
LIGHTING  
DISTRICT

RES. NO. 3864  
RES. NO. 3865

A petition was presented for installation of street lights on Park Street between Crescent Avenue and Hutchins Street. The petition was certified by the City Clerk to contain signatures of owners of more than 60% of the property described in the petition. The petitioners waived the investigation provided for by the "Special Assessment, Investigation, Limitation and Majority Protest Act of 1931" in connection with the installation. Plans and specifications for the proposed district were also presented. On motion of Councilman Katnich, Schaffer second, the Council adopted Resolution No. 3864 adopting the plans and specifications for the Park Street Street Lighting District. On motion of Councilman Pinkerton, Schaffer second, the Council adopted Resolution No. 3865 stating the Council's intention to form the Park Street Street Lighting District and setting the public hearing thereon for February 20, 1974.

SPECS -  
DOWNTOWN  
UNDERGROUND  
DISTRICT 1

The City Manager presented the plans and specs for "Downtown Underground District 1," stating that this is the first phase of the undergrounding of the downtown area. "Downtown Underground District 1" is the area bounded by Lodi Avenue, Church Street, Walnut Street and Sacramento Street.

On motion of Councilman Katnich, Pinkerton second, the Council approved the plans and specifications for "Downtown Underground District 1" and authorized advertising for bids thereon.

RIGHT OF  
WAY ACQUISITION -  
LOBAUGH ADDITION

The City Manager reported that negotiations had been concluded with Mr. K. L. Lobaugh for a right-of-way acquisition for property located on Lower Sacramento Road for 60 KV line. The City Attorney

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affirmed that an agreement had been reached with Mr. Lobaugh in the amount of \$2700 for the property we required, and recommend approval by the Council on the right-of-way acquisition and authorization for the City Manager to execute the agreement on behalf of the City.

On motion of Councilman Schaffer, Katnich second, the Council approved the right-of-way agreement between Mr. K. L. Lobaugh and the City of Lodi for property located on Lower Sacramento Road and authorized the City Manager to execute the agreement on behalf of the City.

ANNEXATION  
NON-CONTIGUOUS  
TERRITORY

RES. NO. 3866

The City Manager reported that the Government Code provides for annexation of non-contiguous territory owned by the City to the limit of 100 acres. Descriptions for the annexation of a portion of the White Slough property have been prepared. Upon annexation of this property, the City will be relieved of a portion of the ad valorem tax presently being paid on this site, and the City Manager recommended authorization for execution of petition for annexation of 99.8 acres - White Slough Water Pollution Control Plant.

On motion of Councilman Pinkerton, Schaffer second, the Council adopted Resolution No. 3866 authorizing the execution of petition for annexation of 99.8 acres of non-contiguous territory - White Slough Water Pollution Control Plant to the City of Lodi.

ABOLISH  
DISPATCHER-CLERK  
CLASSIFICATION

RES. NO. 3867

The City Manager recommended that the classification of Dispatcher-Clerk be abolished by City Council resolution, in that by previous action of the Council, new classifications for the Dispatcher-Clerk-Jailer (Matron) and Fire Dispatcher were established.

On motion of Councilman Katnich, Ehrhardt second, the Council adopted Resolution No. 3867 abolishing the position of Dispatcher-Clerk.

SALARY INCREASE  
ASS'T CITY  
MANAGER

On recommendation of the City Manager, a motion was made by Councilman Schaffer, Katnich second, to increase the salary of the Assistant City Manager Jerry Glenn from \$1575 per month to \$1625 per month effective 1/1/74. The motion carried.

MUNICIPAL  
ELECTION  
MARCH 5, 1974

RES. NO. 3868

The City Manager presented a list of consolidated precincts, polling places, and election officers for the General Municipal Election to be held March 5, 1974, as prepared by the San Joaquin County Office of County Clerk - Registration - Election Division.

The City Council, on motion of Councilman Schaffer, Pinkerton second, adopted Resolution No. 3868 designating precincts and polling places and appointing election workers for the General Municipal Election to be held Tuesday, March 5, 1974.

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# ORDINANCES

REZONE ALADDIN  
GARDENS  
SUBDIVISION  
UNIT NO. 3  
TO P-D (6)

ORD. NO. 1020  
ADOPTED

ORDINANCE NO. 1020, entitled, "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING A 10.9 ACRE PARCEL LOCATED ON THE NORTH SIDE OF WEST ELM STREET, EAST OF LOWER SACRAMENTO ROAD DESIGNATED AS ALADDIN GARDENS SUBDIVISION UNIT NO. 3 TO BE IN THE P-D (6), PLANNED-DEVELOPMENT DISTRICT NO. 6" having been introduced at a regular meeting on January 2, 1974, was brought up for passage on motion of Councilman Schaffer, Ehrhardt second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - EHRHARDT, KATNICH,  
PINKERTON, SCHAFFER,  
and HUGHES

Noes: Councilmen - None

Absent: Councilmen - None

# INTRODUCTION

Mr. Graves introduced to the Council Mr. James Hubbard, who is a new reporter for the Stockton Record.

# ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 11:00 P.M. on motion of Councilman Ehrhardt, Katnich second.

*Alice M. Reimche*  
Attest: ALICE M. REIMCHE  
City Clerk